



State of Illinois  
Pat Quinn, Governor

Illinois Environmental Protection Agency  
Doug Scott, Director

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UNIVERSITY OF ILLINOIS-URBANA



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## Former Toastmaster Property

### Site Investigation

401 Washington Street

McHenry County

Algonquin, Illinois

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NOV 16 2009 November 12, 2009

ILLINOIS DOCUMENTS

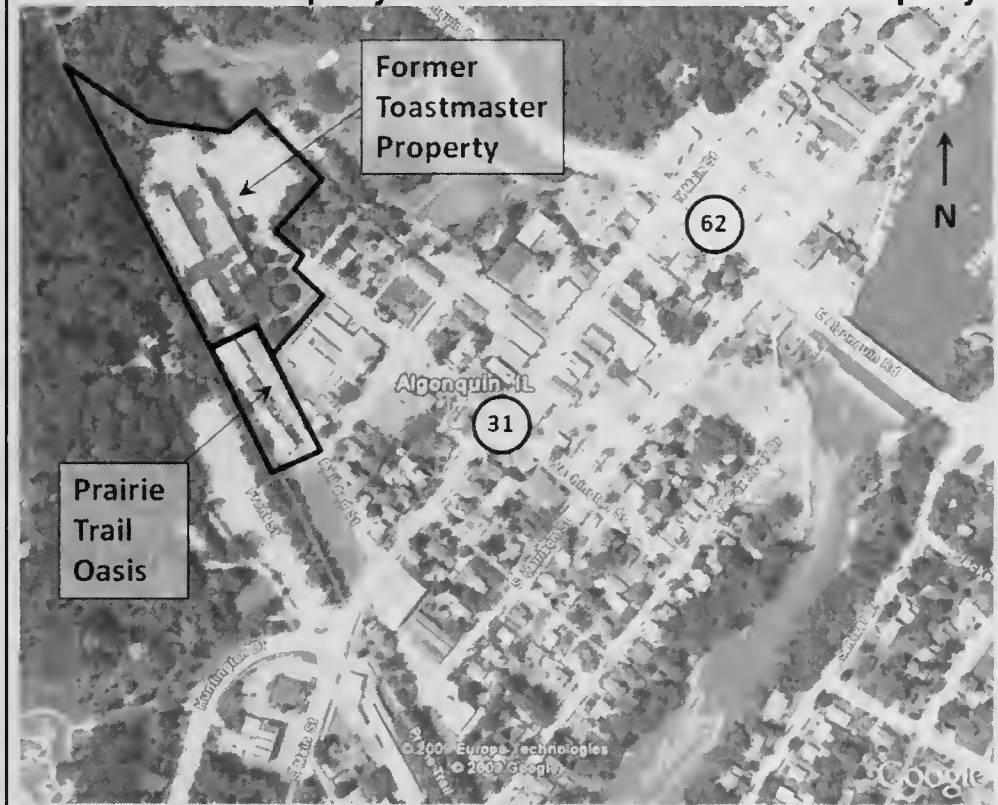
Fact Sheet # 1

### Site Location and Description

The former Toastmaster property occupies approximately 6 acres at the north end of Washington Street in the Village of Algonquin, McHenry County, Illinois. The property contains a vacant three story industrial building, two electrical substations and a parking lot. Throughout its history, the factory on this site produced items such as irons, shell casings during wartime, and appliances.

Prairie Trail Oasis is a 1.2 acre property located south of the former Toastmaster property. The property was previously used for a variety of light industrial and commercial activities. An active retail building and parking lot currently occupy the property.

Map Showing the Approximate Location of the former Toastmaster Property and the Prairie Trail Oasis Property



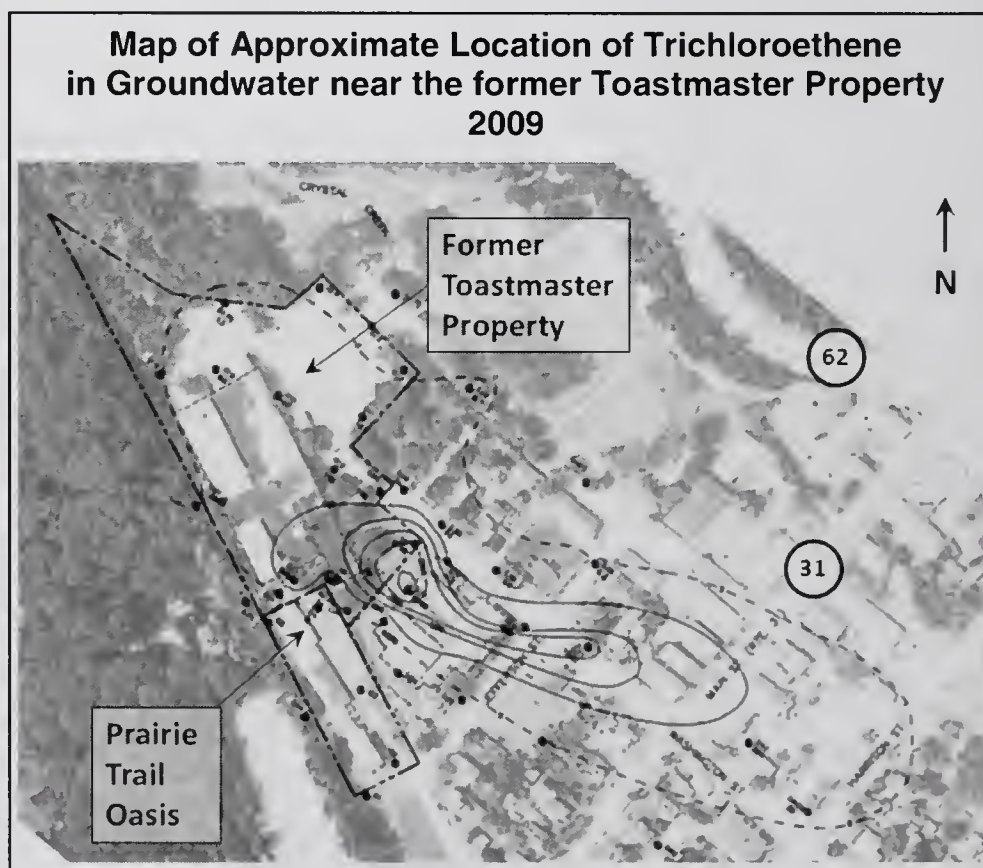
### Background

In the Spring of 2008 the Illinois Department of Transportation (IDOT) began investigation of environmental conditions at the former Toastmaster property and Prairie Trail Oasis. The environmental investigation was conducted as

part of the process of acquiring property in preparation for the Western Bypass, a road construction project planned to alleviate traffic congestion at the intersection of Routes 31 and 62 in Algonquin.

Analysis of soil and groundwater samples from the former Toastmaster property and Prairie Trail Oasis revealed the presence of elevated levels of volatile organic compounds (VOCs), heavy metals and other organic compounds on the properties. IDOT reported their findings to the Illinois Environmental Protection Agency (IEPA) and conducted further investigation to determine whether offsite impacts exist.

The area of offsite investigation is located generally east of the Toastmaster property at 401 Washington Street, bordered approximately by the Prairie Trail bike path to the west and south, Towne Park to the north, and Route 31 to the east. Initial tests of soil and groundwater revealed the presence of certain types of VOCs in a few test locations. At this time, IDOT and IEPA are not aware of any private water wells in the area of investigation.



### **Investigation & Remediation Activities**

IEPA is conducting further investigation in the area to determine whether the VOCs in groundwater have evaporated, resulting in vapors in the soil above the groundwater. Vapors can move into crawl spaces and basements through sumps, drains and cracks in foundations in a process known as vapor intrusion. IEPA through their contractor Weston Solutions, Inc. (Weston) plans to conduct sampling of vapors in soil (soil gas sampling) in late 2009. IEPA will be contacting some property owners in the area for property access to conduct soil gas sampling outside of buildings near the foundations.



## Chemical Information

Exposure to VOCs at much greater levels than those levels found in the area of investigation can cause nausea, dizziness or headaches. Exposure to low levels over long periods may lead to impaired immune system function and may increase the risk of kidney or liver cancer or other damage. **It has not been determined whether a route of exposure to these compounds exists. Based on data available at this time, no health risk has been identified.**

More information regarding vapor intrusion is available on the Illinois Department of Public Health website at the following address  
<http://www.idph.state.il.us/envhealth/factsheets/vaporintrusionfs.htm>.

## Recommendations

Vapor intrusion from VOCs outside of the home can be managed through the installation of a vapor control or radon mitigation system.

VOCs are used in many consumer products. Persons concerned about VOC inhalation from products inside the home may want to reduce their exposure potential by choosing no or low-VOC products when buying paint, carpet, cosmetics, room deodorizers, and cleaning supplies.

## Anticipated Schedule

IEPA through their contractor Weston plans to conduct soil gas sampling in December 2009. Analysis results and data interpretation of the soil vapor sampling is expected to be available in February 2010. IEPA will produce an updated fact sheet to inform area residents and establishments of the results and recommendations.

Cleanup of the Toastmaster property is slated to take place by IDOT as part of the Western Bypass project once they have acquired the property.

## State of Illinois Contacts

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**Information  
Repository**

Illinois EPA has established an information repository for site related information at the Algonquin Area Public Library, Main Library, 2600 Harnish Dr., Algonquin, IL 60102, 847- 458-6060 on and after November 13, 2009. Library hours are: Monday - Thursday 9:00 a.m.-9:00 p.m.; Friday & Saturday 9:00 a.m. – 5:00 p.m.; and Sunday 1:00 p.m. – 5:00 p.m. As Illinois EPA receives reports related to the site investigation we will make these items available in the repository, located in the library reference section.

**Additional  
Information**

Site related documents and additional information may be available through the Illinois EPA's Freedom of Information Act office. To obtain more information about this site, please file a request for site specific information to the address listed below or submit a request through the Illinois EPA's website <http://www.epa.state.il.us/foia/contacts.html>.

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IEPA, Bureau of Land, #24  
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In your request please reference the site name, Toastmaster and the Illinois EPA Site # 1110055008.

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